GOVERNMENT OF INDIA
URBAN DEVELOPMENT
LOK SABHA

UNSTARRED QUESTION NO:2145
ANSWERED ON:30.11.2007
IMPLEMENTATION OF MASTER PLAN DELHI
Reddy Shri Karunakara G.;Yadav Shri Baleshwar

Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether the Government has received any proposal from DDA in respect of enforcement of Master Plan-2021 for Delhi;

(b) if so, the details thereof with progress in finalisation of zonal and local area plans;

(c) whether the residents of Delhi residing in buildings below 15 metres in height and constructed ground plus three floors are still not getting relief despite notification in MPD-2021;

(d) if so, the steps taken by the Government to solve their problems;

(e) whether Government is considering to regularize existing additional dwelling units;

(f) if so, the norms thereof; (g) whether Government has any proposal to enhance/regularise housing requirement in `influence zone` & Metro Corridors; and (h) if so, the details thereof?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN)

(a)&(b): The Master Plan for Delhi 2021 (MPD-2021) was notified on 7.2.2007 as per the provisions of the Delhi Development Act, 1957 (DD Act) and no further proposal from DDA for its enforcement is required after notification. MPD-2021 provides for finalisation of the Zonal Development Plans (ZDPs) within a year from the date of notification of the MPD-2021. Progress made in regard to preparation of ZDPs is annexed as Annexure-`A`.

The local area plans are to be prepared by the Local Bodies within the overall frame work of the Master Plan/ ZDPs. Preparation of Local Area Plans is to follow the notification of the Zonal Development Plans.

(c)to(f): MPD-2021, notified on 7.2.2007, inter alia, prescribes the Development Control Norms for buildings in residential plotted housing on different size of plots in respect of maximum ground coverage, Floor Area Ratio (FAR) and maximum height of the building as 15 metres. The permissible ground coverage, FAR, and maximum height restriction of 15 metres, subject to fulfilment of other terms and conditions, determines the number of floors which could be constructed on a given size of plot.

Within these norms prescribed in MDP-2021, plot owners/allottees seeking regularisation of construction in terms of additional coverage/additional height are required to pay a penalty, compounding charges and betterment levy or additional FAR charges as well as special compounding charges at the rates notified by Government for this purpose. However, this is subject to orders of the Supreme Court on the matter. The Supreme Court in W.P. No. 4677 of 1985 in the case of M.C. Mehta Vs. Union of India & others vide its Order dated 7.5.2007 directed MCD not to permit construction of additional floor. Subsequently, Supreme Court vide its order dated 23.7.2007, modified its earlier order dated 7.5.2007 clarifying that the prohibition vide orders dated 7.5.2007 related to sanctions that were being granted and not intended to cover cases where constructions were permissible on the basis of the 1990 (2001) Master Plan as modified by the modifications in 1998. By virtue of these orders, presently, additional floor (3rd Floor) without dwelling Unit is allowed only on plots measuring 250 sqm. and above in size and facing 24 mts. and more wide roads.

(g)&(h): MPD-2021 designates a 500 metre (maximum) wide belt on both sides of the centre line of the Mass Rapid Transport System (MRTS)/ Major Transport Corridor, as `Influence Zone`, which is to be identified in consultation with Government of National Capital Territory of Delhi (GNCTD). The scheme for Redevelopment of Influence Zone shall be prepared by the respective local body/land owners/residents as per conditions laid down for this purpose and the Development Controls applicable will be as permissible for the respective use zones/ use premises. The approval of schemes will be granted only after commencement of execution of the respective phase of MRTS.